

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number ELAN S. LEVEY - [SBN 174843] LEVINSON ARSHONSKY & KURTZ, LLP 15303 Ventura Blvd., Suite 1650 Sherman Oaks, CA 91403 Telephone: (818) 382-3434 Facsimile: (818) 382-3433 elevey@laklawyers.com	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: SOO EUNG HWANG and YOUNG OK HWANG, Debtor(s).	CASE NO.: 6:09-bk-20607-BB

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: Last day to submit overbids: 12-10-2009	Time: 10:00 a.m.
Location: N/A - See Attachment 1 for sale overbid procedures.	

Type of Sale: ☒ Public ☐ Private

Last date to file objections:
December 10, 2009

Description of Property to be Sold:

Bankruptcy estate's right, title and interest, if any, in a parcel of vacant land, described as Assessors Parcel Number 3098-321-01, located in the City of Phelan, County of San Bernardino, California ("Property"). Estate's interest is described as a tenancy in common interest in the Property held by debtor Young Hwang, as a married woman, as her sole and separate property, as to an undivided 18.18% interest, and subject to a co-ownership debt obligation of \$65,000, as more fully set forth in the Notice of Motion.

Terms and Conditions of Sale: The sale will be on an "as is" and "where is" basis without representations,
warranties or recourse, subject to Bankruptcy Court approval and overbid. See Attachment 1.

Proposed Sale Price: See Attachment 1.

Overbid Procedure (If Any): See Attachment 1.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Elan S. Levey, Attorney for Jason M. Rund, Chapter 7 Trustee
LEVINSON ARSHONSKY & KLURTZ, LLP
15303 Ventura Blvd., Suite 1650
Sherman Oaks, CA 91403
Telephone: (818) 382-3434 / Facsimile: (818) 382-3433
elevey@laklawyers.com

Date: November 25, 2009

ATTACHMENT 1

The Trustee has received an offer to from Jin Soon Kim and Brian B. Chang, jointly and severally (hereinafter collectively referred to as the "Proposed Buyers") to purchase the estate's 18.18% tenancy in common interest (the "Property Interest") in vacant raw land, described as Assessors Parcel Number 3098-321-01, located in the City of Phelan, County of San Bernardino, California (the "Property"). The purchase price is \$30,000. In order for any party to participate in the overbid procedure regarding the Property Interest, the Trustee requests that the parties comply with the following provisions:

a. Each party participating in the overbid process (not including the Proposed Buyers), must deliver to the Trustee a cashiers' check for the amount of \$30,000, made payable to Jason M. Rund, Trustee. If the bidder is successful, the \$30,000 shall be a deposit on the purchase, but will be forfeited if the bidder does not timely close the sale. If the bidder is not successful, the \$30,000 will be returned to the bidder.

b. Subject to Court approval, the Trustee is recommending that the minimum initial overbid amount shall be \$30,500.

c. All overbids must be on the same terms and conditions as the offer accepted from the Proposed Buyers, other than price.

d. If any overbids are received, the Trustee will conduct an auction via telephone conference call with the original Proposed Buyers and all overbidders. Thereafter, the Trustee will file a declaration summarizing the results of the sale and a proposed order approving the sale. If no overbids are received, the Trustee will file a declaration summarizing the results of the sale and a proposed order approving the sale. If no overbids are received, the Trustee will file a Declaration Re: No Opposition and lodge a proposed order.

ANY INTERESTED OVERBIDDER IS ADVISED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION INTO THE PROPERTY INTEREST, ANY AND ALL ENCUMBRANCES, ANY AND ALL TRANSFER FEES AND OTHER EXPENSES ASSOCIATED WITH THE SALE AND TRANSFER THEREOF. ALL FEES AND COSTS INCLUDING, BUT NOT LIMITED TO, TRANSFER FEES, RECORDING FEES, TRANSFER TAXES AND OTHER EXPENSES ASSOCIATED WITH THE SALE AND TRANSFER OF THE PROPERTY INTEREST SHALL BE SOLELY THE RESPONSIBILITY OF THE BUYERS. ALL SALES ARE ON AN "AS-IS, WHERE-IS" BASIS, WITHOUT ANY WARRANTIES, REPRESENTATIONS OR RECOURSE, WHATSOEVER.

IN THE EVENT THAT ANY BUYER FAILS TO PERFORM, THE DEPOSIT MADE WILL BE FORFEITED. ALL SALES ARE ON AN "AS-IS," "WHERE-IS" BASIS, WITHOUT REPRESENTATIONS, WARRANTIES OR RECOURSE.

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In re SOO EUNG HWANG and YOUNG OK HWANG,	Debtor(s).	CHAPTER: 7 CASE NO.: 6:09-bk-20607-BB
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NOTE: When using this form to indicate service of a proposed order, **DO NOT** list any person or entity in Category 1. Proposed orders do not generate an NEF because only orders that have been entered are placed on a CM/ECF docket.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
15303 Ventura Blvd., Suite 1650, Sherman Oaks, CA 91403

A true and correct copy of the foregoing document described as NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d), and (b) in the manner indicated below:

I. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF") - Pursuant to controlling General Order(s) and Local Bankruptcy Rule(s) ("LBR"), the foregoing document will be served by the court via NEF and hyperlink to the document. On November 25, 2009 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following person(s) are on the Electronic Mail Notice List to receive NEF transmission at the email addressed indicated below:

Jaenam J. Coe - coelaw@gmail.com
Elan S. Levey - elevey@laklawyers.com, lgreenstein@laklawyers.com; rfeldon@laklawyers.com
Jason M. Rund - trustee@slawyers.com, jrund@ecf.epiqsystems.com
Ramesh Singh - claims@recoverycorp.com
United States Trustee (RS) - ustpreion16.rs.ecf@usdoj.gov

☐ Service information continued on attached page

II. SERVED BY U.S. MAIL OR OVERNIGHT MAIL (indicate method for each person or entity served):

On November 25, 2009 I served the following person(s) and/or entity(ies) at the last known address(es) in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States Mail, first class, postage prepaid, and/or with an overnight mail service addressed as follow. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Judge's Copy Via Overnight Mail
Honorable Sheri Bluebond
United States Bankruptcy Court
Riverside Division, Courtroom 303
3420 Twelfth Street
Riverside, CA 92501-3842

☒ Service information continued on attached page

III. SERVED BY PERSONAL DELIVERY, FACSIMILE TRANSMISSION OR EMAIL (indicate method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on _____ I served the following person(s) and/or entity(ies) by personal delivery, or (for those who consented in writing to such service method) by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

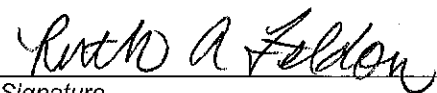
I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

November 25, 2009 Ruth A. Feldon

Date

Type Name

Signature



Notice of Sale of Estate Property

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In re SOO EUNG HWANG and YOUNG OK HWANG,	Debtor(s).	CHAPTER: 7 CASE NO.: 6:09-bk-20607-BB
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ADDITIONAL SERVICE INFORMATION (if needed):

II. SERVED BY U.S. MAIL

Debtor
Soo Eung Hwang
PO BOX 294803
Phelan, CA 92329

Debtor
Young Ok Hwang
PO BOX 294803
Phelan, CA 92329

All Creditors

Bank of America
P.O.Box 15726
Wilmington DE 19886

Chase Bank USA, N.A.
PO Box 15145
Wilmington, DE 19850-5145

Countrywide Financial Corporation
4500 Park Granada
Calabasas, California 91302

County of San Bernardino
Office of the Tax Coll
172 West Third Street
San Bernardino CA 92415

Discover
P.O.Box 30395
Salt Lake City, UT 84130

FIA CARD SERVICES, NA/BANK OF AMERICA
BY AMERICAN INFOSOURCE LP AS ITS AGENT
PO Box 248809
Oklahoma City, OK 73124-8809

Franchise Tax Board
Bankruptcy Section MS A340
POB 2952
Sacramento CA 95812-2952

Genus LP
Attn: Mr. Gabaych
2006 Hwy 395
Fallbrook, CA 92028

JONG HONG c/o
Felhaber Larson Felon & Vogt PA
220 South Sixth Street, Ste 2200
Minneapolis, MN 55402

II. SERVED BY U.S. MAIL (cont'd)

San Bernardino County Tax Collector
172 W Third Street 1st Floor
San Bernardino, CA 92415

Toyota Motor Credit Corp
P.O. Box 15012
Chandler, AZ 85244

U.S. Bancorp Center
800 Nicollet Mall
Minneapolis, MN 55402

United Mileage Plus
Bank of America
PO BOX 15726
Wilmington DE 19886

US Bank NA
Bankruptcy Department
POB 5229
Cincinnati OH 45201-5229